

LIFETIME HOMES STATEMENT

16 Design Criteria from 5 July 2010 (Revised)

The Design Works

120 Kingsgate Road London NW6 2AE

The Lifetime Homes Standard was established in the mid-1990s to incorporate a set of principles that should be implicit in good housing design. Good design, in this context, is considered to be design that maximizes utility, independence and quality of life, while not compromising other design issues such as aesthetics or cost effectiveness.

The Lifetime Homes Standard seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households. This offers the occupants more choice over where they live and which visitors they can accommodate for any given time scale. It is therefore an expression of Inclusive Design.

Housing that is designed to the Lifetime Homes Standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations.

A Lifetime Home will meet the requirements of a wide range of households, including families with push chairs as well as some wheelchair users. The additional functionality and accessibility it provides is also helpful to everyone in ordinary daily life, for example when carrying large and bulky items. Lifetime Homes are not, however, a substitute for purpose-designed wheelchair standard housing. Many wheelchair users will require purpose-designed wheelchair housing. Planners and providers should therefore ensure that good provision is made to meet this need.

(1) Parking (width or widening capability)

General Note: Criterion 1 is not relevant to developments that do not contain any parking provision. However, consultation with the local planning department regarding parking arrangements for Lifetime Homes and wheelchair accessible properties on such developments will be required.

The application site has a very good level of public transport accessibility; the nearest stations are located on West End Lane to the north-east of the site (West Hampstead Underground; Overground; & Thameslink). The nearest bus stops are located on Kilburn High Road, to the west of the site whilst additional bus services can be found on West End Lane. The site is located within a Controlled Parking Zone 'CA-Q' and a loading bay is located immediately outside the site. The existing single storey office has an internal garage to accommodate one off-street parking space. The proposal would attract new users to the site and in consideration of CPG7 the existing off street space would not be taken into account. Therefore in accordance with Camden Council's aim of promoting sustainable modes of travel the development is proposed to be car free.

(2) Approach to dwelling from parking (distance, gradients and widths)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

Access to the property by car or similar vehicle can be achieved by setting down at kerb-side either directly onto the footpath or carriageway utilizing the existing vehicle cross over which served the integral garage which is no longer to be used as a garage. This will give direct access the main entrance.

(3) Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

A level approach to the property is currently available via the footpath that runs along the frontage onto Kingsgate Road directly to the main entrance door at which a level access will be provided

(4) Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

The main entrance will be provided an accessible threshold with a maximum 15mm up-stand. Transition units (with a maximum slope of 15 degrees) may be required on one or both sides of the threshold to cater for the slope of the footpath. The main entrance will be illuminated by the existing street lamp post which is sited immediately adjacent. The main entrance is to be provided with a 900mm wide door set to achieve the minimum clear access width of 800mm required by Part M of the Building Regulations. Powered operation will be provided to obviate the need for a 300mm clear space on the pull side of the door internally

Weather protection outside the main entrance will not be possible due to its location immediately adjacent the footpath

(5) Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

This Criteria is not applicable to a single dwelling

(6) Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

Due to the existing constraints of the property with various levels the immediate access requirements are confined to the entrance level and main living area which will all meet the requirements of Part M of the Building Regulations including all door widths and access corridor widths.

(7) Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

WC's comply with Part M – 750mm diameter turning area. Bedrooms have min 750mm clear to one side of bed. Living areas have min 1500mm diameter turning space. Kitchen has min 1200mm clear between units.

(8) Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

The ground floor houses a WC and the kitchen with sufficient space to sit and socialise, a dining area and living space is provided at the first interim level

(9) Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

The dining area can be utilised as a sleeping area with the dining space relocated into the living area or the kitchen area

(10) Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities:

A WC and wash basin is provided at entrance level which could be adapted to a wet room to provide showering facility's at a later date by encroaching on the reception hall area

(11) WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

Walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails to be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

(12) Stairs and potential through-floor lift in dwelling

Principle: Enable access to storeys above the entrance level for the widest range of households.

This two storey dwelling will be provided with stairs and associated area adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement. A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

Potential for through floor lift has been identified directly between the living room and the bedroom below it which could also be readily adapted to provide a fully DDA compliant bath/shower room. A platform lift would also be necessary between the entrance hall and the living space through the glass screen area

(13) Potential for fitting of hoists to bedroom / bathroom

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Structure above a main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and the design provides a reasonable route between this bedroom and the bathroom.

(14) Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

Bathrooms/Shower rooms are located on the same level as all bedrooms and construction of partitions will be such that they can be easily adapted without affecting the structural integrity of the building. Where a bathroom is provided shower drainage will also be provided below the bath for future adaptation

(15) Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Windows in the principal living space will allow people to see out when seated. For ventilation the building is to be provided with a whole of house heat recovery ventilation system to operate continuously to ensure comfortable levels of fresh air at all times

(16) Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Location of service controls Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Controls that give tonal contrast against their surroundings will be provided as will fused spurs to assist with potential future adaptations (e.g. future provision of stair lift, through floor lift, and shower).

For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

Appendix 1

Definition of 'entrance level' for the purpose of Lifetime Home Criteria

The entrance level of a dwelling for the purposes of the Lifetime Home Criteria is generally deemed to be the storey containing the main entrance door as defined by Criterion 4. This will usually be the ground floor of a house, or the storey containing the entrance door of a flat approached a communal hall, stair, or lift.

Where there are no rooms (habitable or non-habitable) on the storey containing the main entrance door (e.g. most flats over garages, some flats over shops, some duplexes and some townhouses), the first storey level containing a habitable or non-habitable room can be considered the 'entrance level' if this storey is reached by an 'easy going' stair with maximum risers 170mm, minimum going 250mm, and a minimum width of 900mm measured 450mm above the pitch line.